

APPLICATION FOR THE CLEAN OHIO CONSERVATION FUND

CB CAF

APPLICANT: City of Wyoming

CODE # 061-86730

(If Unknown Call OPWC)

DISTRICT NUMBER: 2 COUNTY: Hamilton DATE 03/30/05

CONTACT: Robert Harrison

PHONE # (513) 821-7600

(THE PROJECT CONTACT PERSON SHOULD BE THE INDIVIDUAL WHO WILL BE AVAILABLE DURING BUSINESS HOURS AND WHO CAN BEST ANSWER OR COORDINATE THE RESPONSE TO QUESTIONS)

FAX: (513) 821-7952

E-MAIL rharrison@wyoming.oh.us

PROJECT NAME: Crescent Park Expansion

ELIGIBLE APPLICANT

(Check Only 1)

☐ A. County (1)

☒ B. City (2)

☐ C. Township (3)

☐ D. Village(4)

☐ E. Conservancy District (6)

☐ F. Soil & Water

Conservation District (7)

☐ G. Joint Recreational District (8)

☐ H. Park District/Authority (9)

☐ I. Nonprofit Organization (10)

☐ J. Other _____ (11)

PROJECT TYPE

(Check Largest Component)

☒ A. Open Space (7)

☐ B. Riparian Corridor (8)

PRIMARY PROJECT EMPHASIS 4

(Choose a category from Attachment A which most closely describes your primary project emphasis.)

ESTIMATED TOTAL

CLEAN OHIO CONSERVATION

PROJECT COST (from 1.1f): \$244,727 FUNDING REQUESTED: (from 1.2e) \$183,545

NRAC APPROVAL - To be completed by the NRAC Committee ONLY

GRANT: \$ _____

FOR OPWC USE ONLY

PROJECT NUMBER: _____

APPROVED FUNDING: \$ _____

Local Participation _____ %

Project Release Date: _____

Clean Ohio Fund Participation _____ %

1.0 PROJECT FINANCIAL INFORMATION

(Round to Nearest Dollar)

TOTAL DOLLARS

In Kind
Dollars
(See definition in
instructions.)

1.1 PROJECT ESTIMATED COSTS:		<u>\$244,727.00</u>	<u>\$2,000.00</u>
a.) Acquisition Expenses:			
Fee Simple Purchase	<u>\$165,000.00</u>	<u>\$165,000.00</u>	<u>\$0.00</u>
Easement Purchase	<u>N/A</u>		
Other			
b.) Planning and Implementation:			
Appraisal	<u>\$ 250.00</u>	<u>\$5,300.00</u>	<u>\$0.00</u>
Closing Costs	<u>\$1,300.00</u>		
Title Search	<u>\$ 750.00</u>		
Environmental	N/A		
Assessments	N/A		
Design	<u>\$2,000.00</u>		
Other Eligible			
Costs	N/A		
c.) Construction or Enhancement of Facilities:			
		<u>\$51,270.00</u>	<u>\$2,000.00</u>
d.) Permits, Advertising, Legal:			
		<u>\$1,000.00</u>	<u>\$0.00</u>
e.) Contingencies: (not to exceed 10% of total costs)		<u>\$22,157.00</u>	<u>\$0.00</u>
f.) TOTAL ESTIMATED COSTS:		<u>\$244,727.00</u>	<u>\$2,000</u>

1.2 PROJECT FINANCIAL RESOURCES:

(Round to Nearest Dollar and Percent)

	<u>Dollars</u>	<u>Percent</u>
a.) In-Kind Contributions	<u>\$2,000.00</u>	<u>1%</u>
<i>Removing existing invasive species and trees. Planting trees, and shrubs as outlined in the landscape design plan, The City of Wyoming Public Works Crews will complete the aforementioned landscaping with City of Wyoming equipment.</i>		
b.) Applicant Contributions (Local Funds)	<u>\$59,182.00</u>	<u>24%</u>
c.) Other Public Revenues	<u>N/A</u>	<u>N/A</u>
Nature Works		
Land Water Conservation Fund		
Ohio Environmental Protection Agency		
Ohio Water Development Authority		
Community Development Block Grant		
Ohio Department of Natural Resources		
OTHER _____		
d.) Private Contributions	<u>N/A</u>	<u>N/A</u>
SUBTOTAL LOCAL RESOURCES:	<u>\$61,182.00</u>	<u>25%</u>
e.) CLEAN OHIO CONSERVATION FUND:	<u>\$183,545.00</u>	<u>75%</u>
Funds from another NRAC		
	N/A	
SUBTOTAL CLEAN OHIO RESOURCES:	<u>\$183,545.00</u>	<u>75%</u>
f.) TOTAL FINANCIAL RESOURCES:	<u>\$244,727.00</u>	<u>100%</u>

1.3 AVAILABILITY OF LOCAL FUNDS:

Attach a statement signed by the Chief Financial Officer listed in section 4.2 certifying all local share funds required for the project will be available on or before the earliest date listed in the Project Schedule section.

See Attached Statement by Jenny Chavarria, Finance Director for the City of Wyoming.

2.0 PROJECT INFORMATION

If the project is multi-jurisdictional, information must be consolidated in this section.

X Please check here if additional documentation is attached.

2.1 BRIEF PROJECT DESCRIPTION - (Sections A through E):

A: SPECIFIC LOCATION: 503 Worthington Avenue and Worthington Avenue between the Railroad Tracks and Crescent Avenue.

PROJECT COUNTY: Hamilton

PROJECT ZIP CODE: 45215

B: PROJECT COMPONENTS: This project involves the acquisition of 503 Worthington Avenue, the closing of Worthington Avenue between Crescent and the railroad tracks, the demolition of the property at 503 Worthington Avenue and the elimination of the honeysuckle on the site will eliminate nonnative, invasive species of plants. The conversion of this property and the elimination of the roadway will create and then preserve a high quality, and viable habitat for plant and animal species as outlined in the project plan. The additional greenspace and the elimination of the roadway will improve protection for the habitat that reside in Crescent Park. The project incorporates aesthetically pleasing and ecologically informed design with sensitivity to the terrain (see attached photo of comparable nearby design). The project will enhance educational opportunities and provide a physical link to schools, as Terry's Montessori School (419 Poplar) is located across the street from Crescent Park often utilizes the Park. The project will provide a linkage to Crescent Park through its expansion and removal of the roadway. The project was planned in accordance with the Joint Task Force Plan and supports openspace/greenspace planning. The project provides access to a new natural area providing aesthetic preservation benefits.

C: PROJECT EMPHASIS AS DEFINED BY SECTIONS 164.22 (A) (B) OF THE OHIO REVISED CODE AND LISTED IN APPENDIX A: The conversion of this property and the elimination of the roadway will create and then preserve a high quality, and viable habitat for plant and animal species. Elimination of the honeysuckle on the site will eliminate nonnative, invasive species of plants. The additional greenspace and the elimination of the roadway will improve protection for the habitat that reside in Crescent Park. The project incorporates aesthetically pleasing and ecologically informed design with sensitivity to the terrain. The project will enhance educational opportunities and provide a physical link to schools, as Terry's Montessori School (419 Poplar) is located across the street from Crescent Park often utilizes the Park. The project will provide a linkage to Crescent Park through its expansion and removal of the roadway. The project was planned in accordance with the Joint Task Force Plan and supports openspace/greenspace planning. The project provides access to a new natural area providing aesthetic preservation benefits. The project also enhances lands in the viewsheds of major transportation (the Railroad) corridor.

D: DEFINE TERMS OF EASEMENTS: There is no easement required for this project.

E: INFORMATION REGARDING PUBLIC ACCESS: Access to the property is off of Crescent Avenue in Wyoming. Crescent Park is open to the public; there are no restrictions to access. The Park will be open from sunup to sundown. The general public participated in the development of the Joint Task Force plan and a public hearing was held on the plan with feedback and amendments made to the Joint Task Force plan based on the public input received. The Joint Task Force recommendations on Crescent Park have been well received by the community.

2.2 OWNERSHIP/MANAGEMENT/OPERATION: The City of Wyoming will own the property and maintain the property in excellent condition. All regulations, ordinances, and other rules that apply to all City parks will be in effect at the expanded park.

3.0 PROJECT SCHEDULE:*

	BEGIN DATE	END DATE
3.1 Planning and Implementation:	<u>07/15/05</u>	<u>12/30/05</u>
3.2 Land Acquisition/Easements	<u>01/20/06</u>	<u>01/31/06</u>
3.3 Site Improvements:	<u>02/01/06</u>	<u>04/28/06</u>

* Failure to meet project schedule may result in termination of agreement for approved projects. Modification of dates must be requested in writing by a project official of record and approved by the commission once the Project Agreement has been executed.

4.0 PROJECT OFFICIALS:

- 4.1 CHIEF EXECUTIVE OFFICER Robert W. Harrison
TITLE City Manager
STREET 800 Oak Avenue
CITY/ZIP Wyoming, OH 45215
PHONE (513) 821-7600
FAX (513) 821-7952
E-MAIL rharrison@wyoming.oh.us
- 4.2 CHIEF FINANCIAL OFFICER Jenny Chavarria
TITLE Finance Director
STREET 800 Oak Avenue
CITY/ZIP Wyoming, OH 45215
PHONE (513) 821-7600
FAX (513) 821-7600
E-MAIL jchavarria@wyoming.oh.us
- 4.3 PROJECT MANAGER Terrance Huxel
TITLE Public Works Director
STREET 800 Oak Avenue
CITY/ZIP Wyoming, OH 45215
PHONE (513) 821-7600
FAX (513) 821-7952
E-MAIL thuxel@wyoming.oh.us

Changes in Project Officials must be submitted in writing from the CEO or CFO.

In order that your application may be processed in a timely fashion, please submit your application on 8½ by 11 white paper with dark ink so that it may be copied for others. It is understood that some items may not conform to this request such as large maps and photographs. Please feel free to include these items.

Confirm in the blocks [] below that each item listed is attached.

- [X] A certified copy of the authorization by the governing body of the applicant authorizing a designated official to sign and submit this application and execute contracts. This individual should sign under 6.0, Applicant Certification, below.
- [X] A certification signed by the applicant's chief financial officer stating all local share funds required for the project will be available on or before the dates listed in the Project Schedule section.
- [X] A formal detailed estimate of the projects costs provided by an architect, landscape architect, or other professional. For land acquisition, an appraisal by a State-certified general real estate appraiser, as defined under ORC 4763 for the type of land being appraised will need to be submitted to the NRAC prior to closing.
- [N/A] A cooperation agreement (if the project involves more than one entity) which identifies the fiscal and administrative responsibilities of each participant.
- [] Resolution of Support (Please refer to section 164.23(B)(1) of the Ohio Revised Code for guidance.)
- [N/A] Identification of any participation by state agencies that will provide to this particular project and that will provide assistance with respect to the project.
- [] Information concerning the coordination of the project among local political subdivisions, state agencies, federal agencies, community organizations, conservation organizations, and local business groups.
- [X] Supporting Documentation: Materials such as additional project description, photographs, and/or other information to assist your NRAC in ranking your project. Be sure to include supplements which may be required by your *local* NRAC.
- [X] Have you reviewed your NRAC's methodology to see that you have addressed all components?

6.0 APPLICANT CERTIFICATION:

The undersigned certifies: (1) he/she is legally authorized to request and accept financial assistance from the Ohio Public Works Commission; (2) to the best of his/her knowledge and belief, all representations that are part of this application are true and correct; (3) all official documents and commitments of the applicant that are part of this application have been duly authorized by the governing body of the applicant; and, (4) should the requested financial assistance be provided, that in the execution of this project, the applicant will comply with all assurances required by Ohio Law, including those involving Buy Ohio and prevailing wages.

Applicant certifies that the project, as defined in the application, has NOT resulted in any transfer of title or rights to land or begun any type of physical improvements prior to the execution of a Project Agreement with the Ohio Public Works Commission. Action to the contrary will result in termination of the agreement and withdrawal of Ohio Public Works Commission funding.

Robert W. Harrison City Manager
Certifying Representative (Type or Print Name and Title)

Robert W. Harrison / 3/30/2005
Original Signature/Date Signed

ATTACHMENTS

1. Attachment A
2. Attachment B: Resolution Authorizing Application
3. Attachment C: Certification of Funds from City of Wyoming Finance Director
4. Attachment D: Letter from Property Owner Len Brooks
5. Attachment E: Project Implementation Cost Estimate from Vivian Llambi & Associates
6. Attachment F: Estimate for Demolition of Property at 503 Worthington Avenue
7. Attachment G: Auditors Page for 503 Worthington Avenue
8. Attachment H: Plat Map
9. Attachment I: Joint Task Force Report
10. Attachment J: Photo of Comparable Landscaping Design
11. Attachment K: Photos of Crescent Park and Planned Area of Expansion

ATTACHMENT A

PROJECT EMPHASIS

NOTE: IF THE PROJECT HAS MORE THAN ONE EMPHASIS, PLEASE PLACE A 1 IN THE CATEGORY THAT IS THE PRIMARY EMPHASIS, A 2 IN THE CATEGORY WITH SECONDARY EMPHASIS, AND A 3 IN THE CATEGORY WITH THIRD EMPHASIS.

OPEN SPACE

- ☐ 1. Protects habitat for rare, threatened and endangered species
- ☒ 2. Increases habitat protection
- ☒ 3. Reduces or eliminates nonnative, invasive species of plants or animals
- ☒ 4. Preserves high quality, viable habitat for plant and animal species
- ☐ 5. Restores and preserves aquatic biological communities
- ☐ 6. Preserves headwater streams
- ☐ 7. Preserves or restores floodplain and streamside forest functions
- ☐ 8. Preserves or restores water quality
- ☐ 9. Preserves or restores natural stream channels
- ☐ 10. Preserves or restores functioning floodplains
- ☐ 11. Preserves or restores wetlands
- ☐ 12. Preserves or restores streamside forests
- ☐ 13. Preserves or restores other natural features that contribute to quality of life and state's natural heritage

RIPARIAN CORRIDOR

- ☐ 14. Fee simple acquisition of lands to provide access to riparian corridors or watersheds
- ☐ 15. Acquisition of easements for protecting and enhancing riparian corridors or watersheds
- ☐ 16. Reforestation of land
- ☐ 17. Planting vegetation for filtration
- ☐ 18. Incorporates aesthetically pleasing and ecologically informed design
- ☐ 19. Enhances educational opportunities and provides physical links to schools and after school centers
- ☐ 20. Acquisition of connecting corridors
- ☐ 21. Supports comprehensive open space planning
- ☐ 22. Provides multiple recreational, economic and aesthetic preservation benefits
- ☐ 23. Allows proper management of areas where safe hunting and trapping may take place in a manner that will preserve balanced natural ecosystems.
- ☐ 24. Enhances economic development that relies on recreational and eco-tourism in areas of relatively high unemployment and lower incomes

RESOLUTION NO. 4 - 2005

**RESOLUTION AUTHORIZING THE CITY MANAGER TO APPLY TO THE
OHIO PUBLIC WORKS COMMISSION ("OPWC") FOR CLEAN OHIO
CONSERVATION PROGRAM FUNDS FOR CRESCENT
PARK EXPANSION**

WHEREAS, the City of Wyoming believes in the intrinsic importance of parks and green space and recognizes the positive economic and social impacts they have on a community; and

WHEREAS, the City of Wyoming would like to acquire the property at 503 Worthington Avenue as the anchor for the expansion of Crescent Park across Worthington Avenue and acquiring further properties in the future that abut this area consistent with the City's Joint Task Force Plan; and

WHEREAS, a Joint Task Force consisting of the City of Wyoming's Planning Commission, Economic Development Commission, Recreation Commission, and the Greenway Committee, developed and produced a Joint Task Force Plan that recommends the expansion of Crescent Park south across Worthington Avenue; and

WHEREAS, the acquisition of 503 Worthington Avenue would increase high quality, viable habitat for plant species; incorporate ecologically informed design, including linkages to an existing park; support open space and green space planning; and enhance economic development; and

WHEREAS, the property owner has indicated its desire to sell this property at 503 Worthington Avenue to the City of Wyoming for \$165,000.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Wyoming, Ohio.

Section 1. The City Manager is hereby authorized to apply to the OPWC for Clean Ohio Conservation Funds to purchase the property located at 503 Worthington Avenue and to expand Crescent Park.

Section 2. The City Manager is authorized to take any and all necessary and appropriate action to secure such financial assistance through the OPWC and to enter into any necessary agreements to purchase 503 Worthington Avenue and expand Crescent Park.

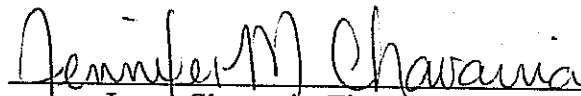


CITY OF WYOMING • 800 OAK AVENUE • WYOMING, OHIO 45215
(513) 821-7600
FAX (513) 821-7952

CHIEF FINANCIAL OFFICER CERTIFICATION OF LOCAL FUNDS

March 30, 2005

I, the Chief Financial Officer of the City of Wyoming, hereby certify that the City of Wyoming has the necessary funds available in the general fund to complete the local match of \$61,182 for the Crescent Park Expansion Project when it is required.


Jenny Chavarria, Finance Director

March 11, 2005

Mr. Robert Harrison
City Manager
City of Wyoming
800 Oak Avenue
Wyoming, OH 45215

Dear Mr. Harrison:

As we have discussed in the past, I am willing to sell 503 Worthington Avenue to the City of Wyoming for the expansion of Crescent Park. This sale can take place within 6 months after the City of Wyoming is awarded a grant from the OPWC through the Clean Ohio Fund.

The sale price for the property is \$165,000.

Sincerely,

A handwritten signature in cursive script that reads "Len Brooks". The signature is written in dark ink and is positioned above the printed name and title.

Len Brooks
Brooks and Associates



Vivian Llambi & Associates, Inc.

2312 Park Avenue
Cincinnati, Ohio 45206

Tel: (513) 559-9444
Fax: (513) 559-0164

Facsimile Transmission

Date: March 28, 2005

To: Bob Harrison

From: Todd Wales

Company: City of Wyoming

This is page 1 of a 3 page transmission

Fax No: 821-7952

If you did not receive all pages, please let us know

Reference: Opinion of probable costs

Message:

Bob,

Attached please find two Project Implementation Cost Estimate Worksheets regarding the parcel in Lockland on Elm Street, and for the expansion of Crescent Park per our meeting on Thursday. I am assuming a design similar to the Water Plant site on Van Meter with berming and landscaping. I did allow for up to 400 linear feet of seat wall on the Lockland site, but it would not be continuous. Please let me know if you have any comments or questions.

Todd

Client: City of Wyoming
Project: Crescent Park Expansion

Location: Wyoming, Ohio

Project No:

Phase: Conceptual

Division of Work:

Revision:

Sheet: 1 of 1

Prepared by: TRW

Date: 3/28/05

Checked By:

Date:

File Name: N:\EXGFILES\Temp\Crescent_Park_expansion.XLS\Sheet 1

Reference	ITEMIZED LIST OF MATERIALS Description	QUANTITY		INSTALLATION COSTS		MATERIAL COSTS		TOTAL COST
		Count	Unit	Per Unit	Extension	Per Unit	Extension	
	Demolition of existing structures and road- NOT INCLUDED							
	Spruce trees (7' - 8' height)	16	ea.	\$325.00	\$5,200.00			\$5,200.00
	Flowering trees (2 1/2" caliper)	4	ea.	\$300.00	\$1,200.00			\$1,200.00
	Deciduous trees (3" caliper)	4	ea.	\$625.00	\$2,500.00			\$2,500.00
	Shrubs (24" avg. ht.)	50	ea.	\$50.00	\$2,500.00			\$2,500.00
	Berm	950	cy	\$22.00	\$20,900.00			\$20,900.00
	Remove / transplant existing plantings	1	allow	\$1,000.00	\$1,000.00			\$1,000.00
	Fine grading	19,900	sf	\$0.12	\$2,388.00			\$2,388.00
	Seeded lawn	19,900	sf	\$0.08	\$1,592.00			\$1,592.00
	Chain-link fence (6' ht.)	170	lf	\$17.00	\$2,890.00			\$2,890.00
		SUBTOTALS			\$40,170.00			\$40,170.00
							10% Contingency	\$4,017.00
							TOTAL	\$44,187.00

All extensions are rounded off to the nearest dollar. Although this estimate was prepared using the most accurate information available, and standard,

acceptable professional estimating practices, VLA disclaims any liability for its accuracy as compared to actual or final project implementation requirements.

PROPOSAL
ALLGEIER & SON INC.
6386 BRIDGETOWN ROAD, CINCINNATI, OHIO 45248
PHONE (513) 574-3735 FAX (513) 598-2163
www.allgeierandson.com

PROPOSAL SUBMITTED TO City of Wyoming	PHONE 821-3505	DATE March 15, 2005
STREET ADDRESS 800 Oak Ave.	JOB NAME	
CITY, STATE, ZIP Wyoming, Ohio 45215	JOB LOCATION 503 Worthington Ave.	
ATTENTION Terry Huxel	FAX NUMBER 821-7952	CELL NUMBER 623-2283

We hereby submit specifications and estimates for:

Demolish and haul away all debris from one story brick building with frame two story house located at 503 Worthington Ave. Remove foundation walls two feet below grade, percolate concrete basement floor. Back fill basement void with granular fill or solid fill dirt. Rough grade demo job site. No seed and straw of area included in bid amount. E.P.A. and building inspection are included in bid amount. Existing sewer will be capped off. All utilities to be disconnected and removed by owner prior to demolition.

Total Bid Amount: \$11,100.00

Allgeier & Son Inc. is completely covered by Worker's Compensation and Liability Insurance.

UPON ACCEPTANCE OF PROPOSAL, PLEASE SIGN AND RETURN THE ORIGINAL PROPOSAL TO OUR OFFICE.

NOTE: No asbestos removal included in bid amount.

Not responsible for any damage done to existing public or private sidewalks.

Owner is responsible for removing clothing, bedding, ect. from house before demolition.

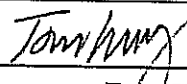
We propose hereby to furnish material and labor, complete in accordance with above specifications, for the sum of:
 Eleven Thousand One Hundred and No/Cents Dollars (\$ 11,100.00)

Payment due in full upon completion of job. Net 20 days.

1 1/2% per month will be added to past due balance over 30 days.

Owner shall pay all reasonable collection including attorney fees.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.

Authorized Signature 

Tom McAlpin

Note: This proposal may be withdrawn by us if not submitted within 30 days.

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____

Signature: _____



Dusty Rhodes, Hamilton County Auditor

Summary

Street Address
1 of 1

Parcel Info

Summary

- Printable Tab

Residential

Levy Info

Improvements

Commercial

Similar Sales

Transfer

Value History

Payments

Image

Map

Property Report

Parcel ID
592-0013-
0035-00

Address
503 WORTHINGTON AVE

Index Order

Street Address

Card

1 of 1

Tax Dist	241 WYOMING-WYOMING	Year Built	1900
	CSD-01090	Total Rooms	0
School Dist	23 WYOMING CSD	# of Bedrooms	0
Land Use	447 Office bldgs - 1 and 2 stories	Full Bathrooms	0
Finished Square Ft.	3198	Half Bathrooms	0
Acres	0.256		
Appraisal Area			

Search By

Parcel ID

Owner

Street Address

Sales

Map

Property Information
WORTHINGTON AVE 100
X
110.07 PT LOT 154
LOCKLAN
D & WYOMING IMP CO
SUB

Owner Information
Call 946-4015 if
Incorrect
B B & B PROPERTIES
503 WORTHINGTON AVE
CINCINNATI, OH 45215
USA

Tax Bill Mail Addr
Call 946-4800 if
Incorrect
B B & B PROPERTIES
503 WORTHINGTON AVE
CINCINNATI, OH 45215
USA

Site Functions

Property Search

Comments

On-Line Help

Home

Auditor's Home

Board of Revision	No
Homestead	No
2.5% / Stadium Credit	No
Divided Property	No
New Construction	No
Date	12/5/90
Conveyance #	16284
Sale Amount	\$87,900

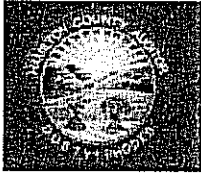
Other Assessments	No
Front Ft.	0.00
Mkt Land Value	36,500
Cauv Value	0
Mkt Impr Value	80,700
Mkt Total Value	117,200
# of Parcels	1
Deed Type	0
Deed Number	

(See
Payments Tab
For Details)

Taxes Paid

\$1,313.62

Note



Dusty Rhodes, Hamilton County Auditor

Image

Parcel Info

Summary
Residential
Levy Info
Improvements
Commercial
Similar Sales
Transfer
Value History
Payments
Image

- Printable Tab
- Sketch ID Codes

Map
Property Report

Search By

Parcel ID
Owner
Street Address
Sales
Map

Site Functions

Property Search
Comments
On-Line Help
Home
Auditor's Home

Parcel ID
592-0013-0035-00

Address
503 WORTHINGTON AVE

Left Image



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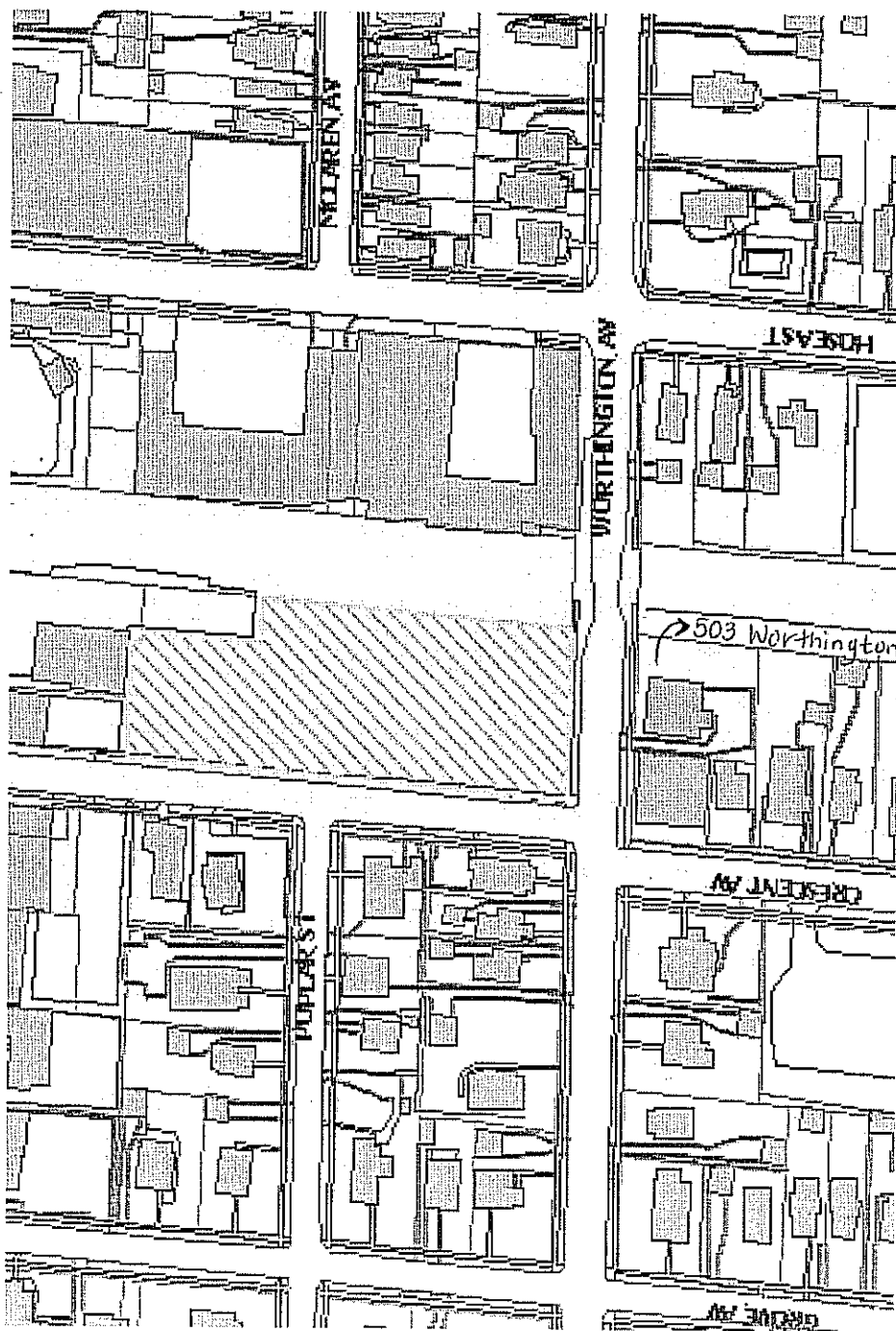


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[Legal disclaimer](#) / [Privacy Statement](#)



Report of the Joint Task Force on the Crescent Park Area
June 17, 2002

Executive Summary

The Joint Task Force on the Crescent Park Area has studied the future use of Crescent Park and the former Woodruff property, now owned by the City, south of it. The Task Force was initially composed of members of the Planning Commission, the Economic Development Commission, the Recreation Commission and the Greenways Committee. It was expanded to include two residents of Van Roberts Place and Oak Ave. In addition to its regular meetings the Task Force held a special meeting at which its proposal were presented to the public and citizens' views were solicited. A transcript of this meeting is available.

In its initial meetings, the Task Force identified the following goals for this area. In descending order of importance, these were:

1. Bolstering the Wyoming Avenue Business District
2. Creating a gathering place/ town center
3. Ensuring the economic viability of the proposed solution
4. Ensuring the compatibility of any proposed development with the surrounding neighborhood
5. Maintaining low net cost to the City
6. Generating tax revenue for the City
7. Providing recreational use
8. Minimizing impact on demand for City services
9. Creating a unique place

In order to meet these criteria better, the study area was expanded to include the area bounded by Oak Park, Grove Street, Worthington Avenue and the Lockland boundary.

The Task Force's report that follows contains two types of considerations. The first, called recommendations, represent a consensus of the Task Force and public comments. The second, called options, generated more discussion. The recommendations and options are grouped by Focus Area (see Fig. 1).

Focus Area 1: Crescent Park and the Woodruff property (see Fig. 2)

Recommendations

- a. **Develop the former Woodruff property as a park** with playground equipment and comfortable seating areas, buffered from street traffic and the railroad (see Fig. 3). This area could be connected by the bike trail. This responds to the recommendations in the Recreation Master Plan. The construction of this park will not affect the existing well head in Crescent Park.

Option B: Create the hub to the north of the business district (see Fig. 4).

- e. **Expand available parking** for the business district by acquiring parts of 401 and 411 Wyoming Ave, creating a parking lot from Crescent to Grove Ave. Pave, stripe and install lighting in this area. Acquire an easement to provide access to this parking from Wyoming Ave. If possible, acquire an easement for parking access from Wyoming Ave. (see Fig. 4).
- f. **Encourage expansion of the Wyoming Arts Center** on the north side of the existing building (see 2c above).
- g. **Provide for future expansion of the Public Safety Building** by acquiring 617 Oak Ave.

Focus Area 3: East side of Van Roberts Place adjacent to railroad
Recommendations (see Fig. 5)

- a. **Acquire 520 Van Roberts Pl.** Consider offering this property to the Wyoming Historical Society for renovation as program and office space in addition to other options. *Note:* this recommendation depends on the decision regarding 514 and 516 Van Roberts (see Option under 2a above).
- b. **Demolish the Water Plant.**

Option A. Develop this area as green space incorporating a visual barrier between the railroad tracks and the street. Construct part of the regional bike trail in this green space.

Option B. Develop single-family, owner-occupied housing on the southern portion of the water plant site and on Van Roberts Park. This will provide up to four houses. On-site parking should be considered for these houses and their design should meet the approval of the Architectural Review Board.

This plan, carried out over several years, will achieve the stated goals in the following ways:

- 1. Adding two significant retail development sites to the Wyoming Ave. Business District.
- 2. Adding as many as 120 new parking spaces in the vicinity of the Business District.
- 3. Focusing on the Green as the main civic space of Wyoming.

Report of the Joint Task Force on the Crescent Park Area

I. Task Force composition and Scope of the Study

The Joint Task Force was established to make a comprehensive study and recommendation to the Wyoming City Council of the highest and best use for the so-called Woodruff Property, located on the East Side of Crescent Avenue between Crescent Park and Worthington Avenue. The property is bounded on the east by the railroad right-of-way and the Lockland boundary. The area included in the study was expanded to better fulfill the Task Force's charge (see below). The members of the Task Force and the groups they represent are as follows:

Jon Boss	Planning Commission
Scott Crooks (Secretary)	Economic Development Commission
Al Delgado	Planning Commission
Kim Singleton Filio	Recreation Commission
Bill Johnson	Greenways Committee
Ron Kull	Economic Development Commission
Stan Streeter* (Chair)	Greenways Committee
Vicky Zwissler*	Recreation Commission
Anna White	Resident
Stephanie Clay	Resident
Robert Harrison	City Manager
Terry Vanderman	Community Development Director/ Building Inspector

(*Although these individuals served on the Task Force as members of the represented Commissions and Committees, they also happen to be current elected members of City Council.)

As explained below, the Task Force eventually decided it would be advisable to expand the area considered in their study.

II. Plan criteria and initial alternatives

The Task Force initially considered a set of options for the Woodruff site. These were:

- a park (including a "dog park")
- retail development
- a greenway hub
- residential development
- a transit hub
- a new public building (e.g. for the Historical Society)
- recreational facilities
- office development
- land banking the property

In order to evaluate these options, the Task Force arrived at a set of criteria. The Task Force weighted these criteria in order of their perceived relative importance. The criteria and their relative weights are given in the table below:

Criteria	Weight
Bolster the CBD	10.0
Gathering place/ town center	8.3
Economic viability	8.2
Compatibility with the neighborhood	7.6
Low net City cost	5.4
Tax revenue generation	5.3
Recreation use	3.4
Low impact on City services	2.4
Uniqueness	2.0

Explanation of criteria

Bolster the Central Business District (CBD). The members of the Task Force felt that the highest priority for any plan would be to enhance the viability and attractiveness of the Wyoming Avenue business district. A plan could accomplish this by:

- a. creating a destination that would bring more people to the business district
- b. providing additional parking for visitors to the business district
- c. creating additional development opportunities to increase the number and variety of businesses in the district to enhance its overall appeal to consumers.

Gathering place/ town center. The 1997 Master Plan envisioned the Wyoming Avenue business district as a potential civic core for Wyoming. Public input received during the creation of the Master Plan indicated that many people in Wyoming wish to have such a core.

Residential development. Generally, residential development is revenue-neutral for communities, since the additional taxes generated are offset by additional demand on municipal services. The addition of families near the CBD would be of some help, but what is really needed is a much wider catchment area for these businesses.

Mixed-use development. This would involve a combination of retail with either housing or offices. The larger building would require more parking, taking up most of the block and reducing or eliminating recreational space.

Greenway hub. This would be a place for cyclists and walkers on the planned hike-bike trail connecting Wyoming with Winton Woods and downtown Cincinnati to begin a trip or rest during a trip. While the Task Force believed this to be important, it was not considered to have great potential as a major economic engine for the business district.

A public building. While this will not bolster the CBD as well as retail, it would contribute to the sense of the area as a civic core. The Wyoming Historical Society needs space as does the Arts Center. The main drawback is cost.

Transit hub. This was envisioned in the 1997 Master Plan and requires discussions with SORTA. It would require a large area for parking that would be full during the day on weekdays, although available in the evenings and on weekends for CBD visitors.






Recreational use. This can be combined with retail or public building uses, or could be the sole use of the property. In the latter case, its benefit to the CBD will be greatest if it is a unique facility that attracts visitors from a wide area. A dog park has been suggested as one such use. The compatibility of a dog park with the neighborhood (noise and traffic in particular) needs to be studied.

Decision to expand the study area

After consideration of these alternatives, the Task Force decided that the study area should be expanded to include the area bounded by Oak Park, Grove St., Worthington Ave and the Lockland boundary. This was done in order to address the following issues more fully:

- possible routes for the hike-bike trail from the northern boundary of Wyoming to the business district;
- plans for the site of the abandoned water plant;
- enhancement of the Green at Wyoming and Oak Avenues. as the civic focus of Wyoming
- the impact of current planning for railroad quiet zones on the area

FIGURE 1
 FOCUS AREAS

-  FOCUS AREA 1:
CRESCENT PARK
AND WOODRUFF
PROPERTY
-  OPTION UNDER
FOCUS AREA 1
-  FOCUS AREA 2:
WYOMING AVE.
BUSINESS DISTRICT
-  FOCUS AREA 3:
EAST SIDE OF
VAN ROBERTS PL.
-  RAILROAD RIGHT-
OF-WAY

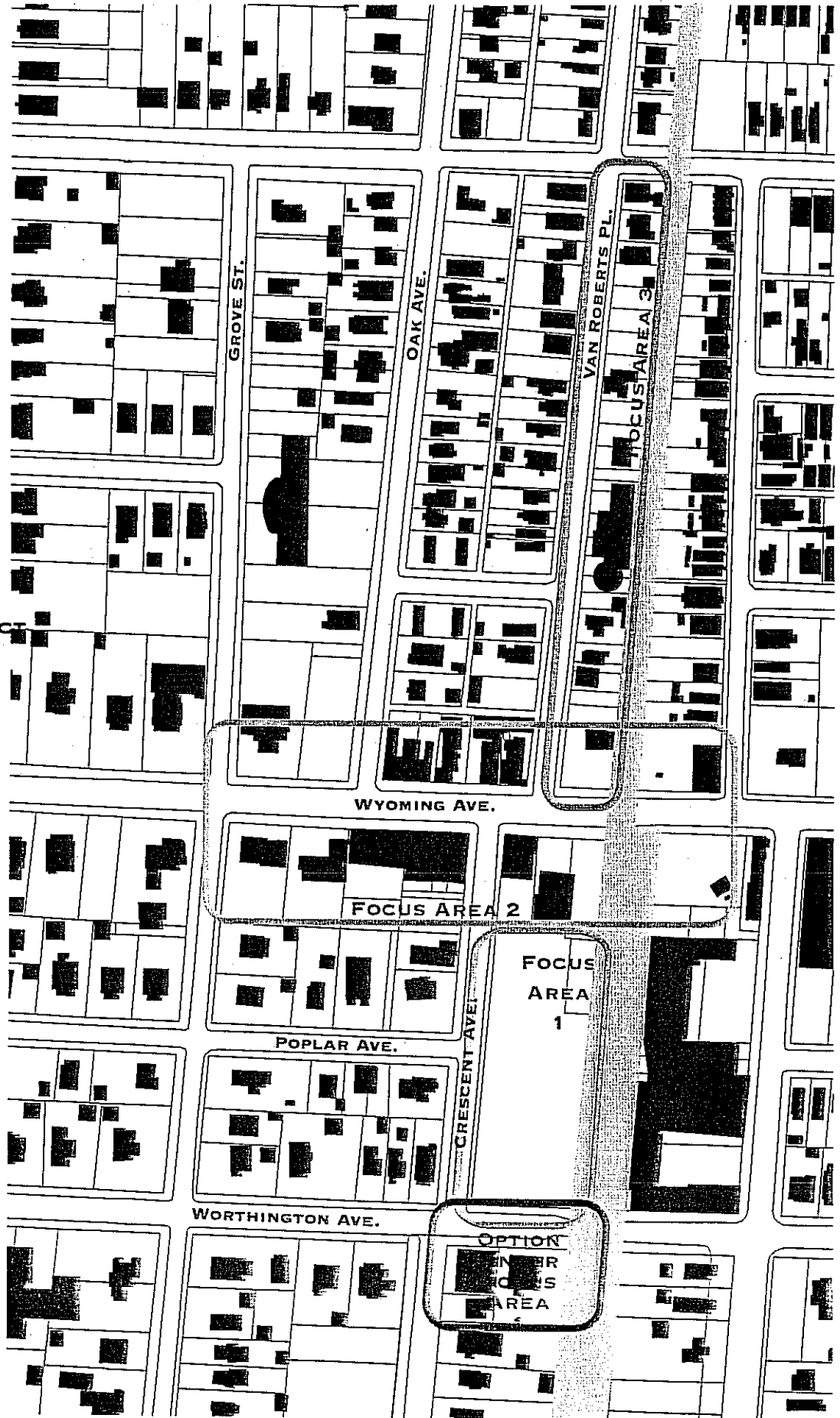







FIGURE 2
FOCUS AREA 1

-  CRESCENT PARK
EXISTING AREA
-  1A. FORMER WOODRUFF
PROPERTY- NEW PARK
-  1B. NEW PARKING LOT
-  LOCATION OF POSSIBLE
CLOSING OF
RR CROSSING
-  OPTION FOR PARK
EXPANSION AFTER
CLOSING RR
CROSSING

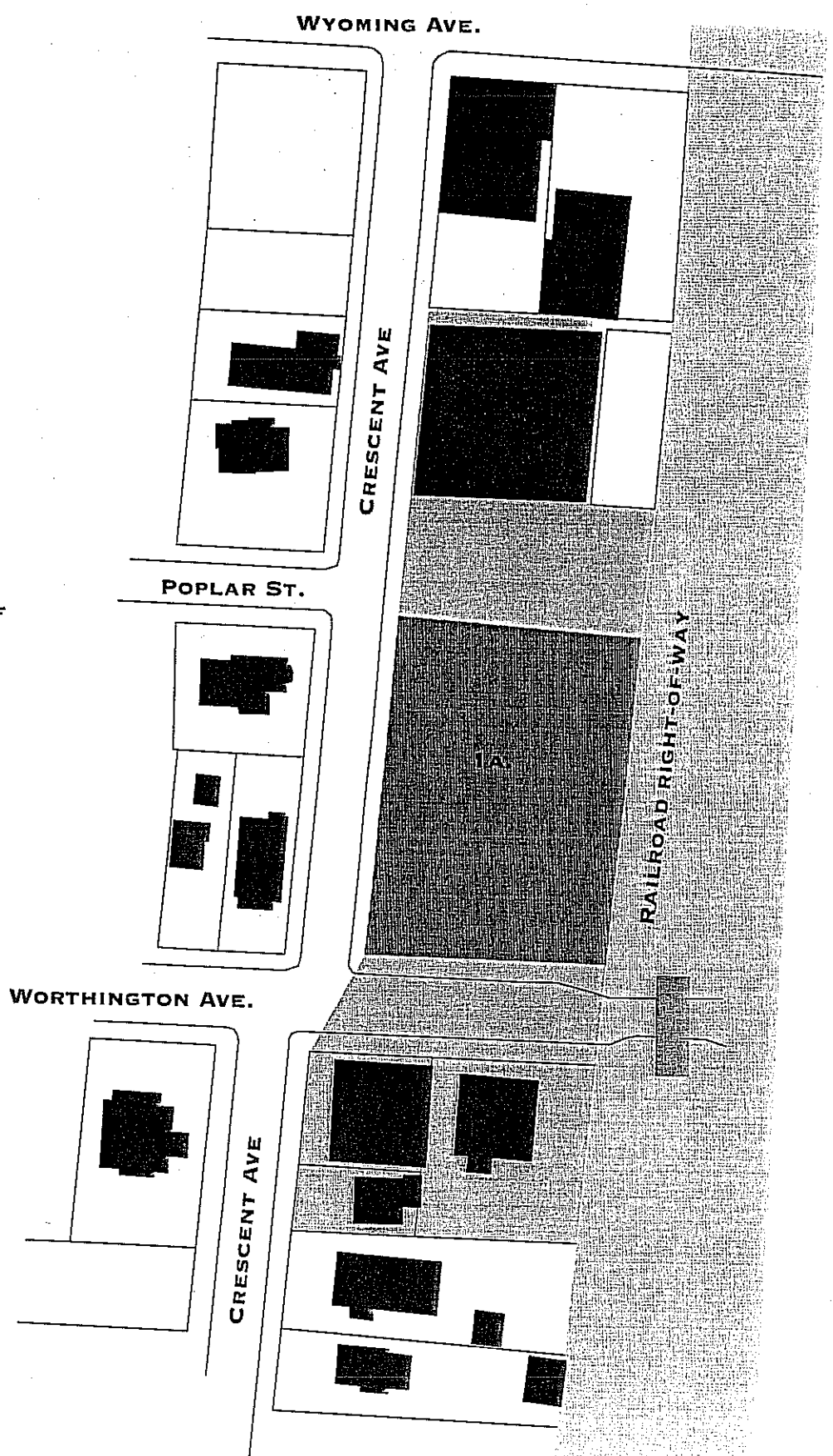
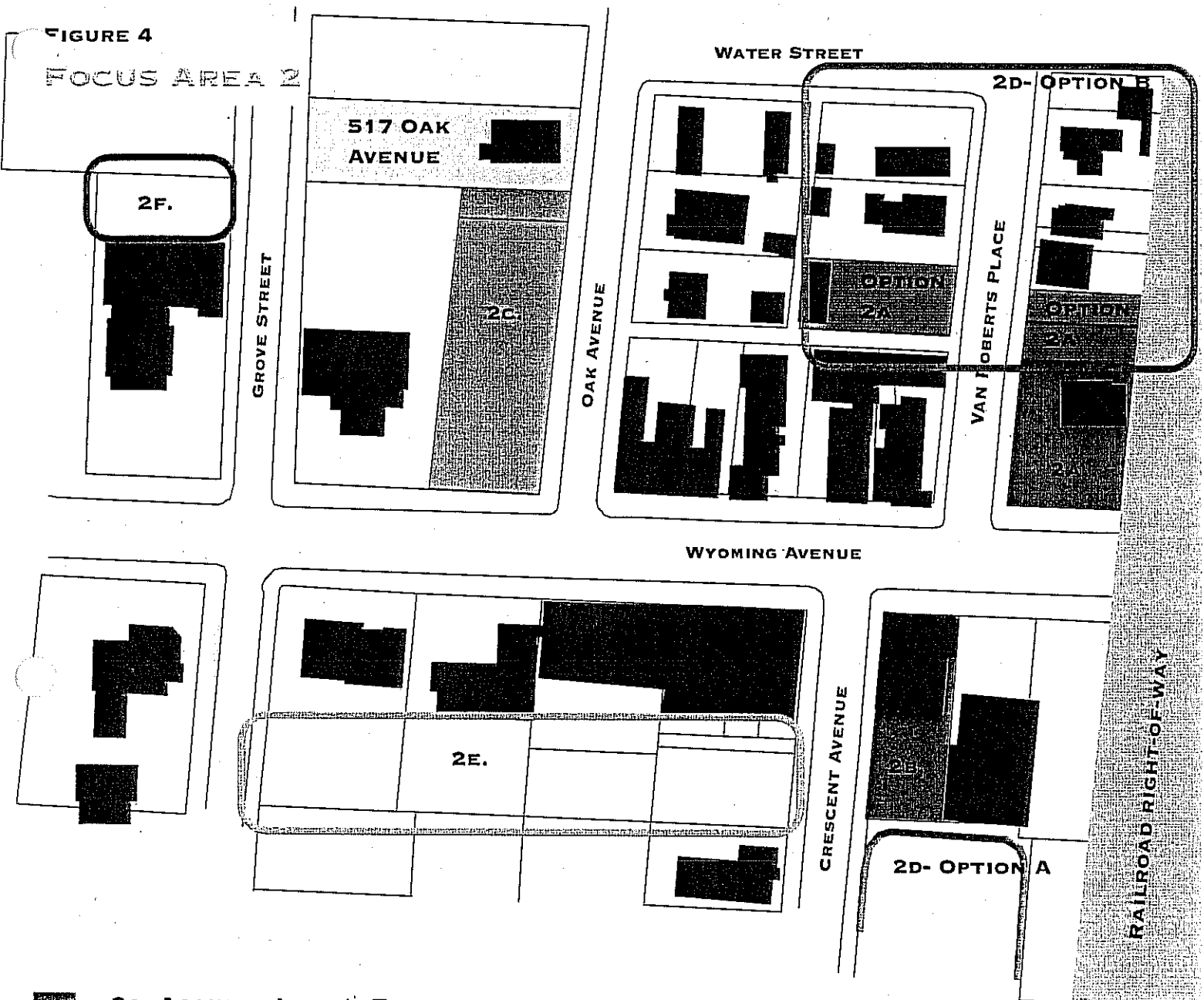


FIGURE 4
FOCUS AREA 2



2A. ACQUIRE JERRY'S TRACKSIDE PROPERTY FOR NEW RETAIL DEVELOPMENT



OPTION 2A: ACQUIRE PARCELS FOR NEW PARKING LOTS (514, 516 VAN ROBERTS AND OPPOSITE LOT)



2B. ENCOURAGE RENOVATION AND EXPANSION OF 515 WYOMING AVE.



2C. FOCUS ON THE GREEN AS CIVIC SPACE



OPTION: ACQUIRE 517 OAK

2D. CREATE A REGIONAL BIKE TRAIL HUB (OPTION B SHOWN).



2E. EXPAND PARKING.



2F. ENCOURAGE EXPANSION OF THE WYOMING ARTS CENTER

FIGURE 5
FOCUS AREA 3



3A. DEMOLISH WATER PLANT

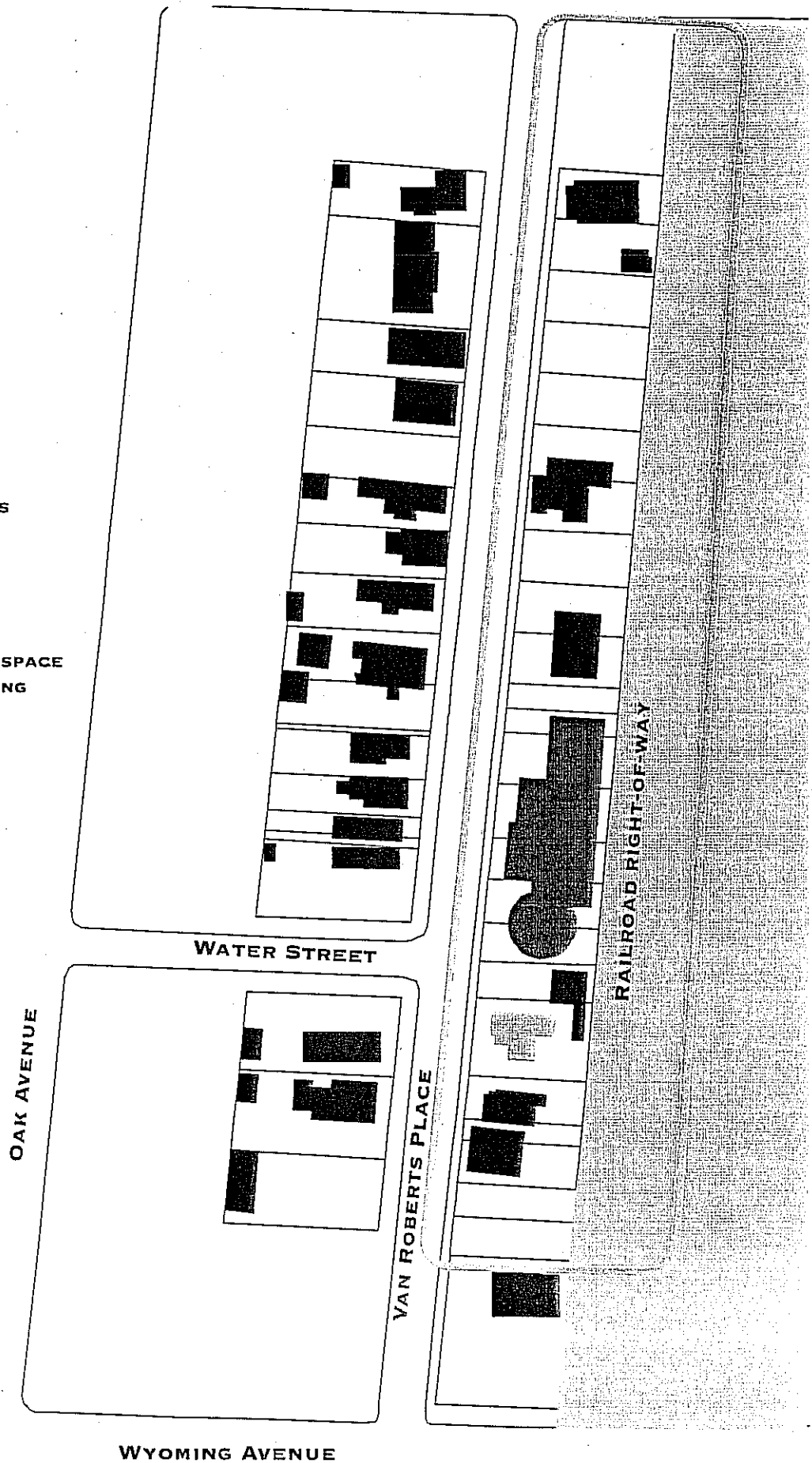


3B. ACQUIRE 520 VAN ROBERTS



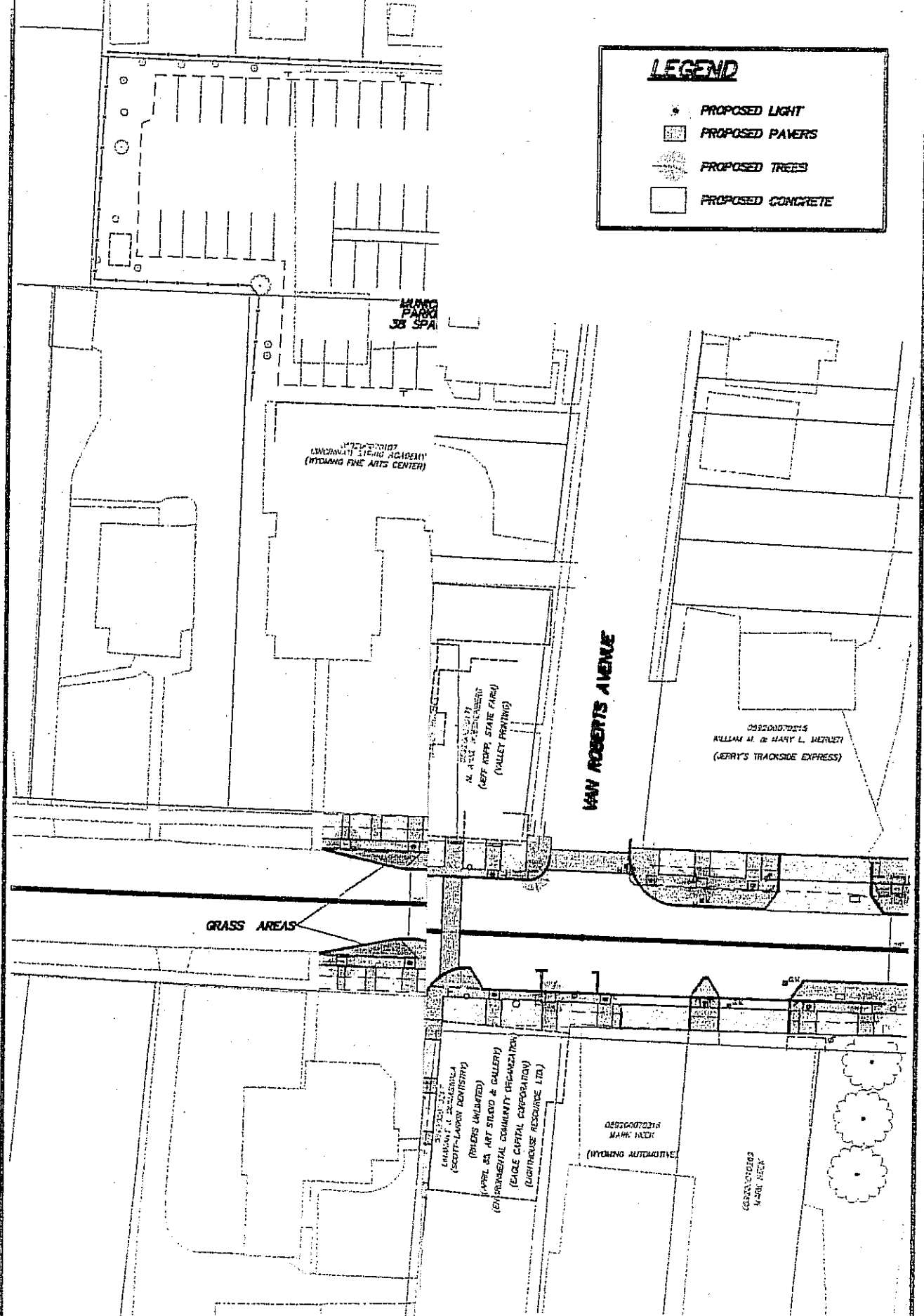
OPTION A: DEVELOP AS GREEN SPACE

OPTION B: DEVELOP FOR HOUSING



LEGEND

- PROPOSED LIGHT
- ▨ PROPOSED PAVERS
- ☼ PROPOSED TREES
- PROPOSED CONCRETE

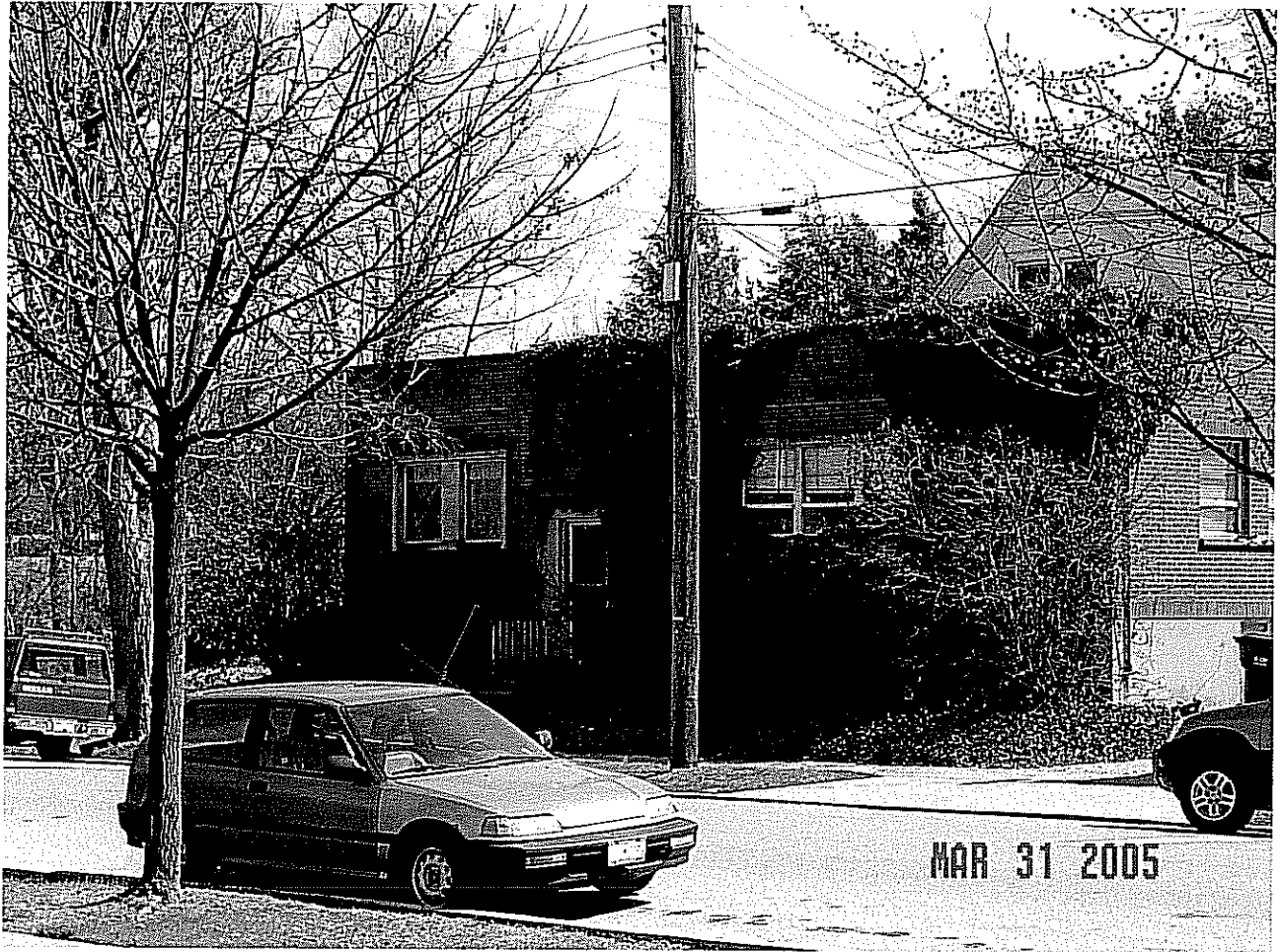


WYOMING AVENUE STREETSCAPE CONCEPT FOR THE CITY OF WYOMING HAMILTON COUNTY, OHIO		DATE: 6/24/02 REVISIONS: 10
		SCALE: 1" = 20'
2002 Adams Avenue, Cincinnati, Ohio 45202 (513) 731-0000 FAX (513) 731-0007 WWW.MAMAA.COM		DATE: 6/24/02

Comparable landscape design



503 Worthington Avenue



503 Worthington Avenue



Crescent Park from Worthington Avenue



Crescent Park from 503 Worthington Avenue



Crescent Park



Worthington Avenue at Crescent Avenue

